

# UNOFFICIAL COPY

Doc# 2203306066 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/02/2022 07:49 AM Pg: 1 of 4

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

Dec ID 20220101604222  
ST/CO Stamp 1-184-244-112 ST Tax \$253.00 CO Tax \$126.50

**Return after recording to:**  
Roy D. Winn, Esq.  
Law Offices of Roy D. Winn  
27W140 Roosevelt Rd  
Ste. #201  
Winfield, IL 60190

**Prepared by:**  
Molly Spring, Esq.  
SPRING LAW, LLC  
1309 W. Main Street  
St. Charles, IL 60174

PIN: 02-14-410-025-0000

(above space reserved for recorder's use)

**Chicago Title**

**WARRANTY DEED**

226N7093826V AV (42)

The GRANTOR, Elisabeth Johnson, married to Tyler Johannes, having an address of 207 E. Hillside Avenue, Barrington, Illinois 60010 ("Grantor"), for the consideration of Ten Dollars and no/100ths (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEYS AND WARRANTS to: Benjamir Fritz, a single man, having an address of 533 Des Plaines, Apt B-1, Forest Park, Illinois 60130 ("Grantee"), the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*See Attached Exhibit "A" for Legal Description*

Common Address: 40 N. Forest Avenue, Palatine, Illinois 60074

**Subject only to:** General real estate taxes for 2021 and subsequent years, not yet due or payable; Covenants, Conditions and Restrictions of record; building lines, setbacks and easements of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed this 22 day of January, 2022.



Elisabeth Johnson

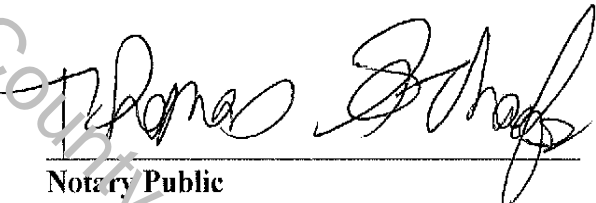


Tyler Johannes, *for the purpose of waiving homestead rights only*

STATE OF ILLINOIS     )  
                                          )     SS  
COUNTY OF LAKE     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Elisabeth Johnson and Tyler Johannes, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes set forth.

Given under my hand and official seal, this 22 day of January, 2022.



Notary Public

[Seal]

**Mail Subsequent Tax bills to:**

Benjamin Fritz  
40 N. Forest Avenue  
Palatine, IL 60074



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***TITLE TO ADD LEGAL***

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 22GNW709382GV

**For APN/Parcel ID(s): 02-14-410-025-0000**

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LOT 4 IN BLOCK 6 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office